

Chestnut House

PITT FARM





INTRODUCING

Chestnut House

Pitt Farm, The Street, Baconsthorpe,
Norfolk, NR25 6LF

Large Modern Open Plan Living Space

Four Generous Bedrooms and
Luxurious Bathrooms

Separate Utility Room, Study and Sitting Room

Built by Highly Respected Local Developer

Covered Carport and Separate Store

Stylish Kitchen with High Quality Appliances

Fully Landscaped Rear Garden

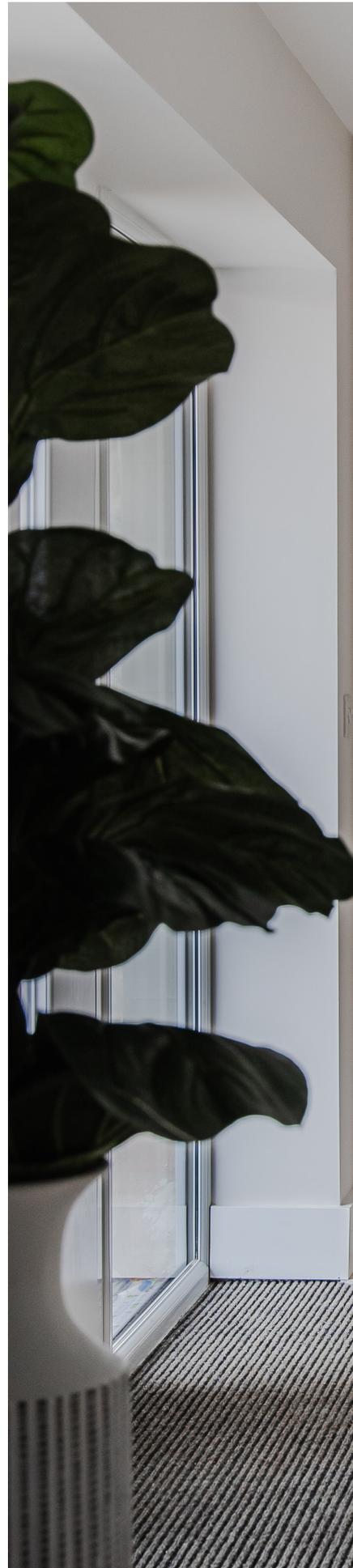
Quintessential North Norfolk Location

Short Drive to Holt and Coast Beyond

SOWERBYS HOLT OFFICE

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Beautifully designed and thoughtfully crafted, this impressive family home offers generous accommodation and a seamless blend of contemporary living with the timeless character of North Norfolk. Built by locally respected Devlin Developments, the property is quietly positioned just a short drive from the market town of Holt and the coastline beyond.



At the heart of the home is a superb open-plan living space, perfectly suited to modern family life and entertaining. The stylish kitchen, fitted with high-quality integrated appliances, flows naturally into the dining and living areas, creating a bright and sociable environment. A separate sitting room provides a comfortable retreat, while the study and utility room offer valuable flexibility for home working and everyday living.



Upstairs, four generous bedrooms are served by beautifully finished bathrooms, creating calm, well-considered spaces to relax and unwind. Throughout, the quality of craftsmanship is evident, with interiors that balance style, practicality and timeless appeal.



Outside, the traditional North Norfolk façade sits comfortably within its setting, complemented by covered carport parking and a separate store. The fully landscaped rear garden provides a private outdoor space, ideal for entertaining, relaxation or family use.

With sustainability firmly in mind, the property benefits from solar panels, battery storage and air-source heating, offering energy-efficient, future-ready living. Altogether, this is a thoughtfully designed home delivering modern comfort and refined countryside living in one of North Norfolk's most appealing locations.





Specification

KITCHEN

- Quartz work surfaces
- Shaker style units
- Appliances - Neff, Bosch or similar: double oven, hob and extractor, full height fridge and freezer, wine cooler and dishwasher
- Boiling water tap
- Water softener system

BATHROOMS & EN-SUITES

- Contemporary bathroom fittings
- Vado showers and taps
- Vanity units
- Full tiling to baths and showers / half tiling to rest of bathroom
- Heated towel rails
- Luxury hard flooring

INTERNAL

- Luxury hard flooring to: kitchen, dining areas, utility and hallway
- Quality carpet to rest of house
- Fitted wardrobes to principal bedroom
- Alarm system
- TV, sky and data points to each room
- Underfloor heating to ground floor, radiators to first floor
- Oak finished internal doors
- LED downlights throughout
- Wood burning stove to sitting room

EXTERNAL

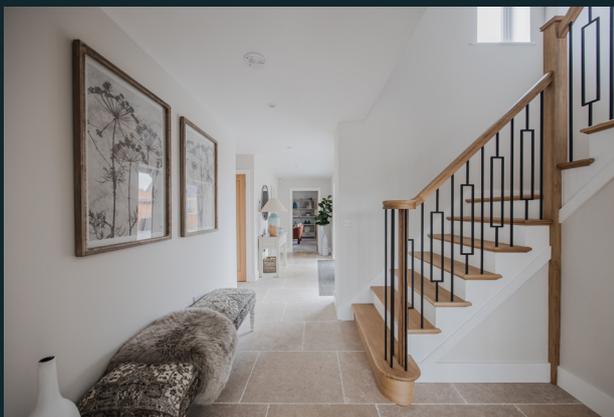
- Traditional construction
- Brick and flint
- CCTV
- UPVC agate grey double-glazed windows
- Lindab guttering
- External lighting
- Black cement board cladding
- Willow fencing between plots to rear gardens
- Turfed rear garden
- Shrubs and Planting
- Porcelain patio area
- Shingle roadway
- Outside tap front and back
- Outside power socket
- 4 KW of PV Panels
- Battery storage
- Anderson EV car charger

SERVICES

- Air source heating system (Grant Aerona)
- Mains water & electricity
- Treatment plant (Klargester BioTec+)
- Full fibre to premises

WARRANTY

- David Bullen 6-year CML certificate
- Central heating and appliances guaranteed



Floor Plan



GROUND FLOOR

Kitchen/Dining/Family Room
Sitting Room
Study

40'5" max x 22'11" max (12.33m x 6.98m)
20'10" max x 14'0" max (6.35m x 4.27m)
12'0" x 8'3" (3.65m x 2.52m) 12'0" x 8'3" (3.65m x 2.52m)

FIRST FLOOR

Principal Bedroom
Bedroom Two
Bedroom Three
Bedroom Four

12'11" x 11'6" (3.93m x 3.51m)
13'0" max x 11'6" max (3.96m x 3.51m)
12'1" x 10'10" (3.68m x 3.31m)
10'10" x 10'1" (3.31m x 3.08m)

OUTBUILDINGS

Garage
Carport

30'8" x 10'5" (6.31m x 3.18m)
20'8" x 19'11" (6.31m x 6.08m)

TOTAL FLOOR AREA 2,416 SQ.FT / 224.50 SQ.M (excluding outbuildings)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2026 | www.houseviz.com

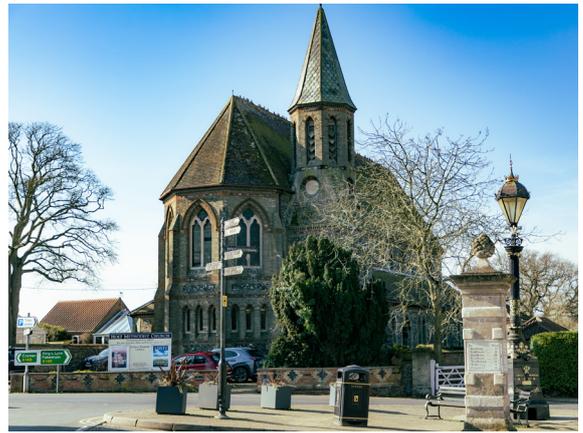
Baconsthorpe

TRANQUIL LANDSCAPES CLOSE TO
CENTURIES OF RICH HISTORY

The village of Baconsthorpe is surrounded by unspoilt countryside, situated approximately four miles east of Holt and a short distance from the North Norfolk coast. It is one of the few places in the county where a census before 1841 containing names survives. It is here that the ruins of Baconsthorpe Castle can be found, which date back to the early 15th century.

Holt is one of the most attractive small towns in Norfolk with the main street lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.





COUNCIL TAX
Band to be confirmed.

ENERGY EFFICIENCY RATING
Predicted B Rating.

TENURE
Freehold.

LOCATION
What3words: /// samplers.advances.success

AGENT'S NOTE
Please enquire regarding general covenants applicable to new builds and for further details regarding driveway ownerships.

The farm house has rights to the gates half way down the new private drive.
Pumping station is the responsibility of neighbouring farm and Devlin Developments.
There is a business operation restriction on the property, whilst holiday letting is permitted.
Long driveway shared with neighbouring development.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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